

UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEW JERSEY  
Captioned in Compliance with D.N.J. LBR 9004-2(c)

**LAW OFFICES OF SKLAR SMITH-SKLAR**  
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CANDYCE I. SMITH-SKLAR, ESQ.  
*Attorney for Debtor*

In Re:

**JORGE NIEVES,**

Debtor



Order Filed on December 10, 2021  
by Clerk  
U.S. Bankruptcy Court  
District of New Jersey

Case No: 17-12247(MBK)

Hearing Date: 08/25/2021; 9:00am

Chief Judge: Michael B. Kaplan

Chapter 13

Recommended Local Form: X Followed      Modified

**ORDER AUTHORIZING  
SALE OF REAL PROPERTY**

The relief set forth on the following pages numbered two (2) through three (3) is hereby  
**ORDERED.**

**DATED: December 10, 2021**

A handwritten signature of Michael B. Kaplan in black ink.  
\_\_\_\_\_  
Honorable Michael B. Kaplan  
United States Bankruptcy Judge

Upon the Debtor's motion for authorization to sell the real property commonly known as 202 Perry Street, Trenton, New Jersey 08618.

**IT IS** hereby **ORDERED** as follows:

1. The Debtor is authorized to sell the Real Property upon the terms and conditions of the contract of sale pursuant to 11 U.S.C. §§ 363(b) and 1303.
2. The proceeds of sale must be utilized to satisfy the liens on the real property unless the liens are otherwise avoided by court order. Until such satisfaction the real property is not free and clear of liens.
3. X Pursuant to LBR 6004-1(b) the Notice of Private Sale included a request to pay the real estate broker and debtor's real estate attorney at closing, therefore these professionals may be paid at closing.  
**OR:** \_\_\_\_ Sufficient funds may be held in escrow by the Debtor's attorney to pay real estate broker's commissions upon further order of this court.
4. The debtor's counsel be allowed a legal fee of \$1,500.00 for representation in connection with this motion:  
\_\_\_\_ at closing                      \_\_\_\_ through the Plan                      X outside the plan;
5. Other closing fees payable by the Debtor may be satisfied from the proceeds of sale and adjustments to the price as provided for in the contract of sale may be made at closing.
6. The amount of \$9,426.00 claimed as exempt may be paid to the Debtor.
7. The X *balance of proceeds* or the \_\_\_\_ *balance due on the debtor's Chapter 13 Plan* shall be paid to the Chapter 13 Standing Trustee in the Debtor's case.
8. A copy of the HUD settlement sheet shall be forwarded to the Chapter 13 Standing Trustee ten (10) days after closing.

9. Xhe debtor shall file a modified Chapter 13 Plan within 20 days of the date of this Order.

10. Other provisions:

A. Within 14 days of the date of the Order, Debtor shall file all relevant schedule(s).

In re:  
Jorge E. Nieves, Jr.  
Debtor

Case No. 17-12247-MBK  
Chapter 13

## CERTIFICATE OF NOTICE

District/off: 0312-3  
Date Rcvd: Dec 10, 2021

User: admin  
Form ID: pdf903

Page 1 of 2  
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 12, 2021:

Recip ID	Recipient Name and Address
db	+ Jorge E. Nieves, Jr., 3 Manor House Drive, Ewing, NJ 08638-1727

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.  
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

## NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 12, 2021

Signature: /s/Joseph Speetjens

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 10, 2021 at the address(es) listed below:

Name	Email Address
Albert Russo	on behalf of Trustee Albert Russo docs@russotrustee.com
Albert Russo	docs@russotrustee.com
Allen I Gorski	on behalf of Creditor Gorski & Knowlton PC agorski@gorskiknowlton.com
Candyece Ilene Smith-Sklar	on behalf of Debtor Jorge E. Nieves Jr. mail@njpalaw.com, r56958@notify.bestcase.com
Denise E. Carlon	on behalf of Creditor The Bank of New York Mellon Et Al... dcarlon@kmlawgroup.com, bkgroup@kmlawgroup.com
Elizabeth K. Holdren	on behalf of Creditor The Bank of New York Mellon f/k/a The Bank of New York as Trustee for registered Holders of CWABS

District/off: 0312-3

User: admin

Page 2 of 2

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Total Noticed: 1

Inc., Asset-Backed Certificates, Series 2006-6, through Carrington Mortgage Services, LLC, servicer a  
eholdren@hillwallack.com, jhanley@hillwallack.com;hwbknj@hillwallack.com;eholdren@ecf.courtdrive.com

Francis J. Ballak

on behalf of Creditor City of Trenton francis@gmslaw.com

U.S. Trustee

USTPRegion03.NE.ECF@usdoj.gov

TOTAL: 8